

MEMORANDUM LAND DEVELOPMENT PROJECT PRE-APPLICATION WORKSHOP

TO: City Planning Commission
FROM: Planning & Redevelopment Department
DATE: July 15, 2025
RE: 282 & 310 East Avenue – Pre-Application; Major Land Development Project (UDR)

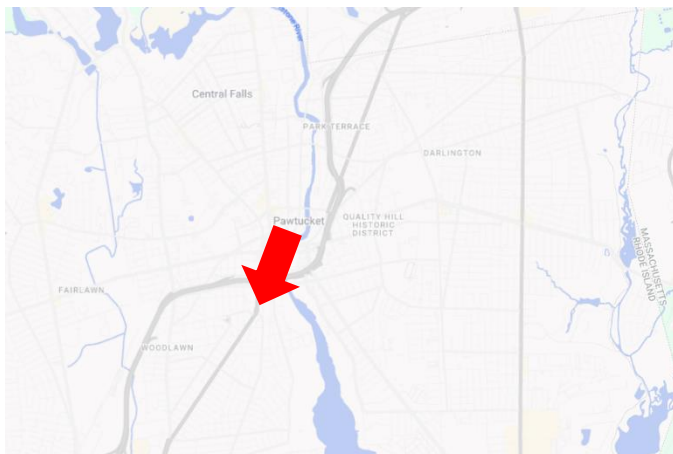
PRE-APPLICATION PROPOSAL

Applicants Jack Galvalo of Dridrigal Properties LLC and John Docouto of Empire Builders have filed for a pre-application workshop to introduce a mixed-use multifamily development, on two parcels of land totaling 40,535 +/- sf (0.93 +/- acres), zoned Commercial General (CG), fronting on East Avenue and James Street, identified as Assessor's Plat 54, Lots 885 & 889, and addressed as 282 and 310 East Avenue. The proposed project is a (5) five-story development with commercial spaces at the ground floor and residential uses on the upper 4 stories, featuring 77 housing units, 119 parking spaces in an integrated parking structure, 18,080 +/- sf of commercial space, and multiple community / event spaces. The proposed building at 282 East Avenue is approximately 58,000 sf. with 32 residential units and 60 parking spaces proposed. The proposed building at 310 East Ave is approximately 89,300 sf with 45 residential units and 59 parking spaces. Given the need for variances, the Applicant seeks approval under the Unified Development Review process per RIGL § 45-23-50.

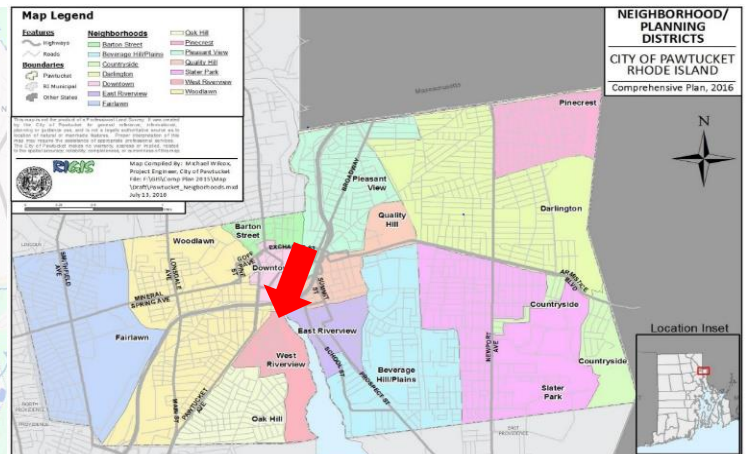
GENERAL INFORMATION

Owner/Applicant: Jack Galavao of Dridrigal Properties LLC & John Docouto of Empire Builders
Representative: Eric Zuena, ZDS
Location: 282 & 310 East Ave. AP 54, Lots 885 & 889
Lot Size: 40,535 +/- sf; 24,005 sf & 16,530 sf.
Zoning: CG (Commercial General)
Neighborhood: West Riverview
Request: Pre-Application Review; Major Land Development Project

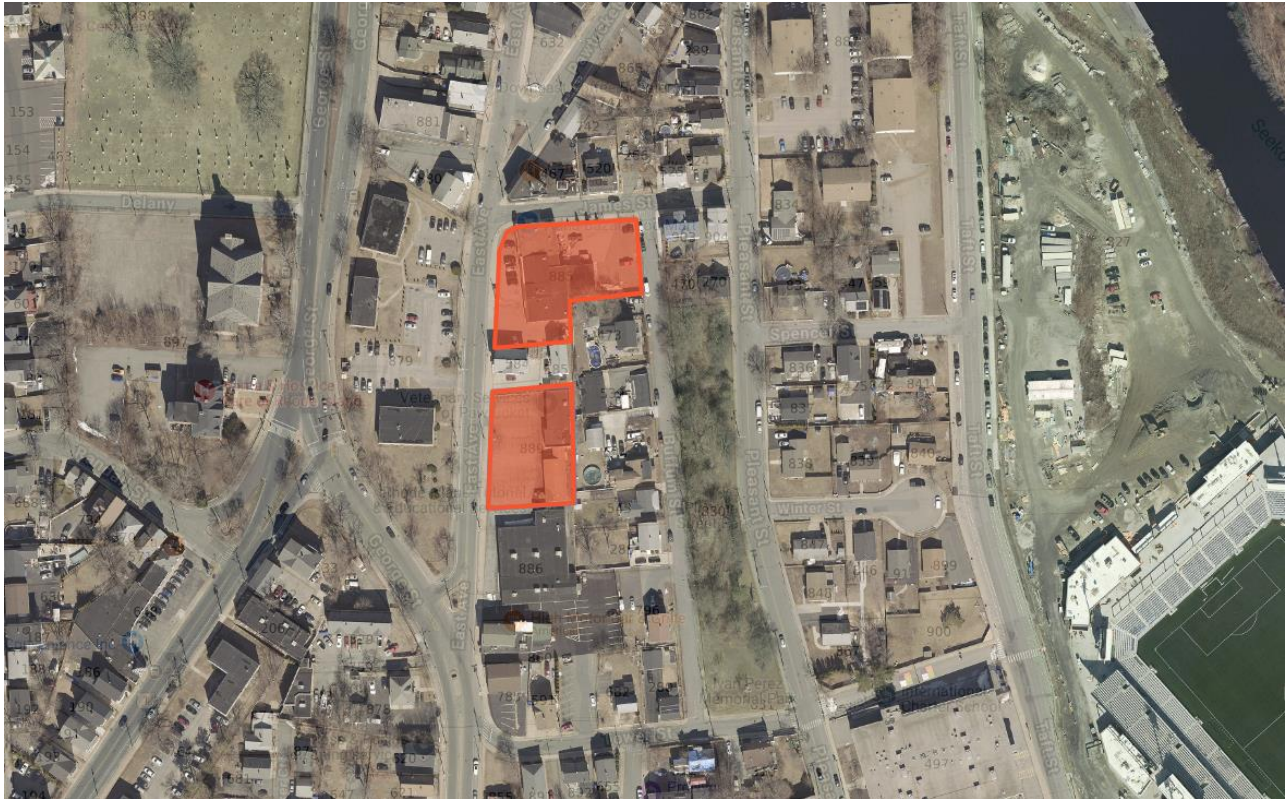
Location Map



Neighborhood



Aerial View

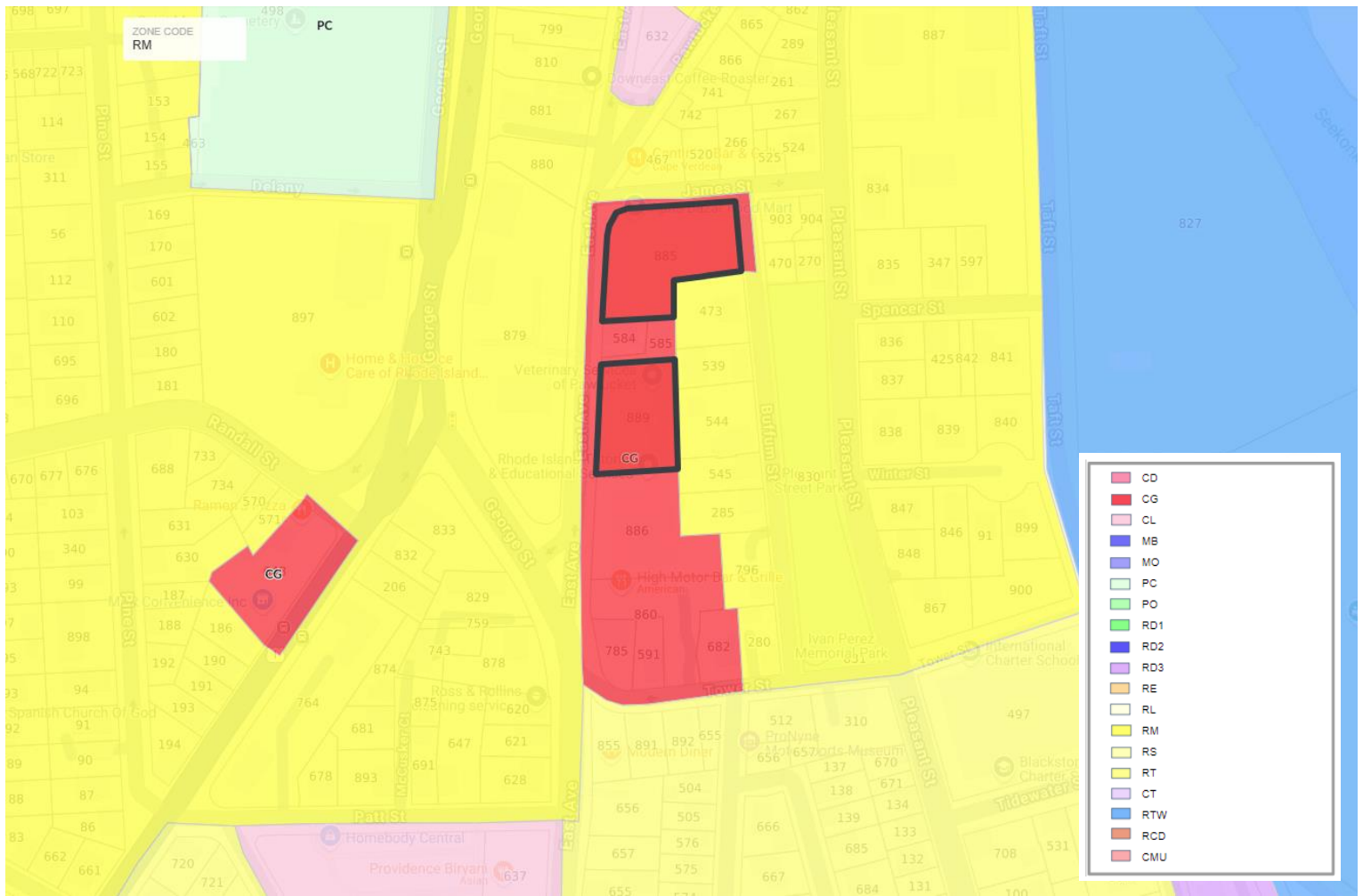


PRE-APPLICATION REVIEW

of a Major Land Development Project

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All information is comprised of layers of data that may or may not align correctly.

Zoning Map



Per § 410-2 Establishment of zoning districts:

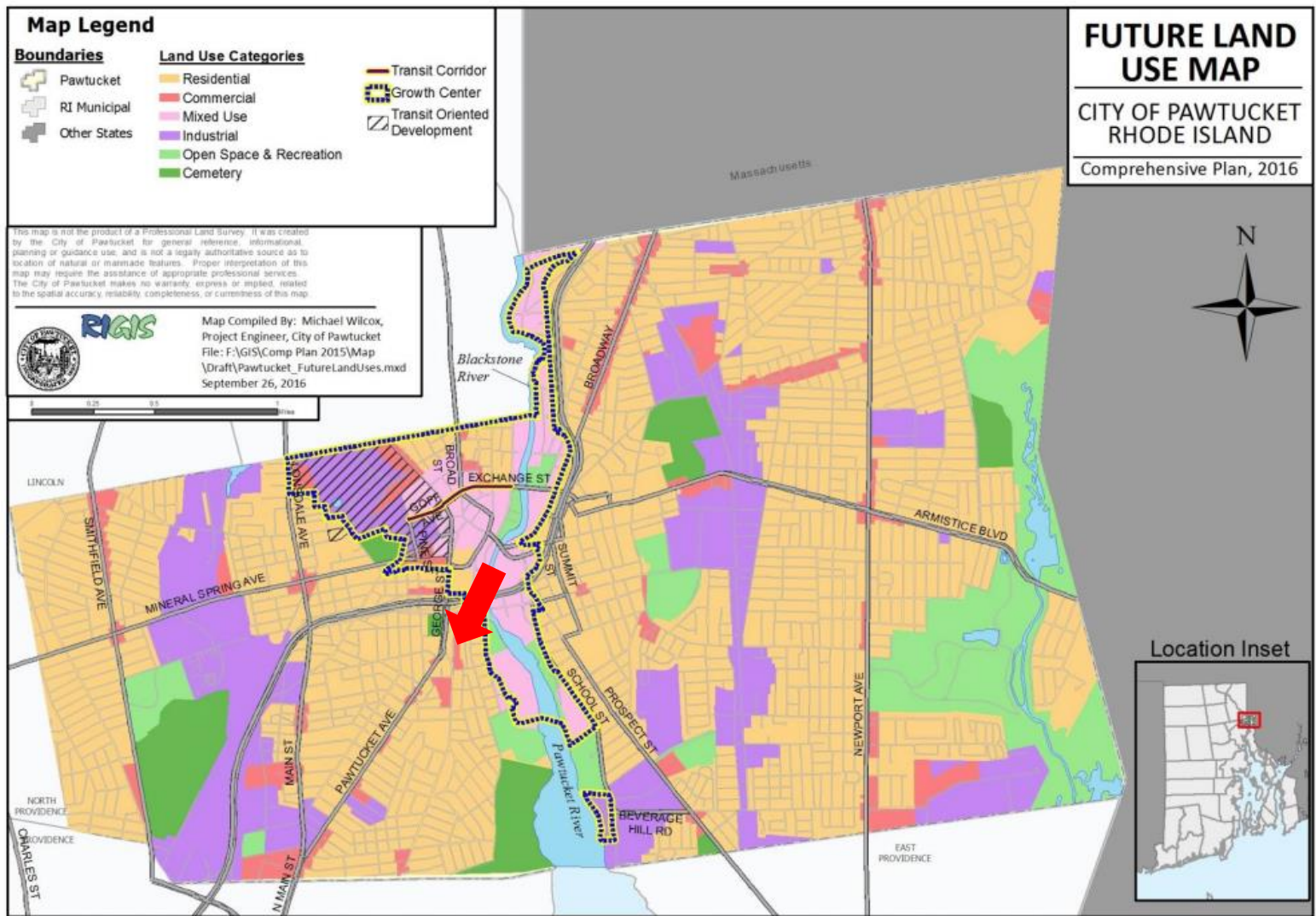
Commercial General CG. This zone is intended for commercial areas that serve City-wide needs for retail, services and professional office establishments.

PRE-APPLICATION REVIEW

of a Major Land Development Project

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Future Land Use Map



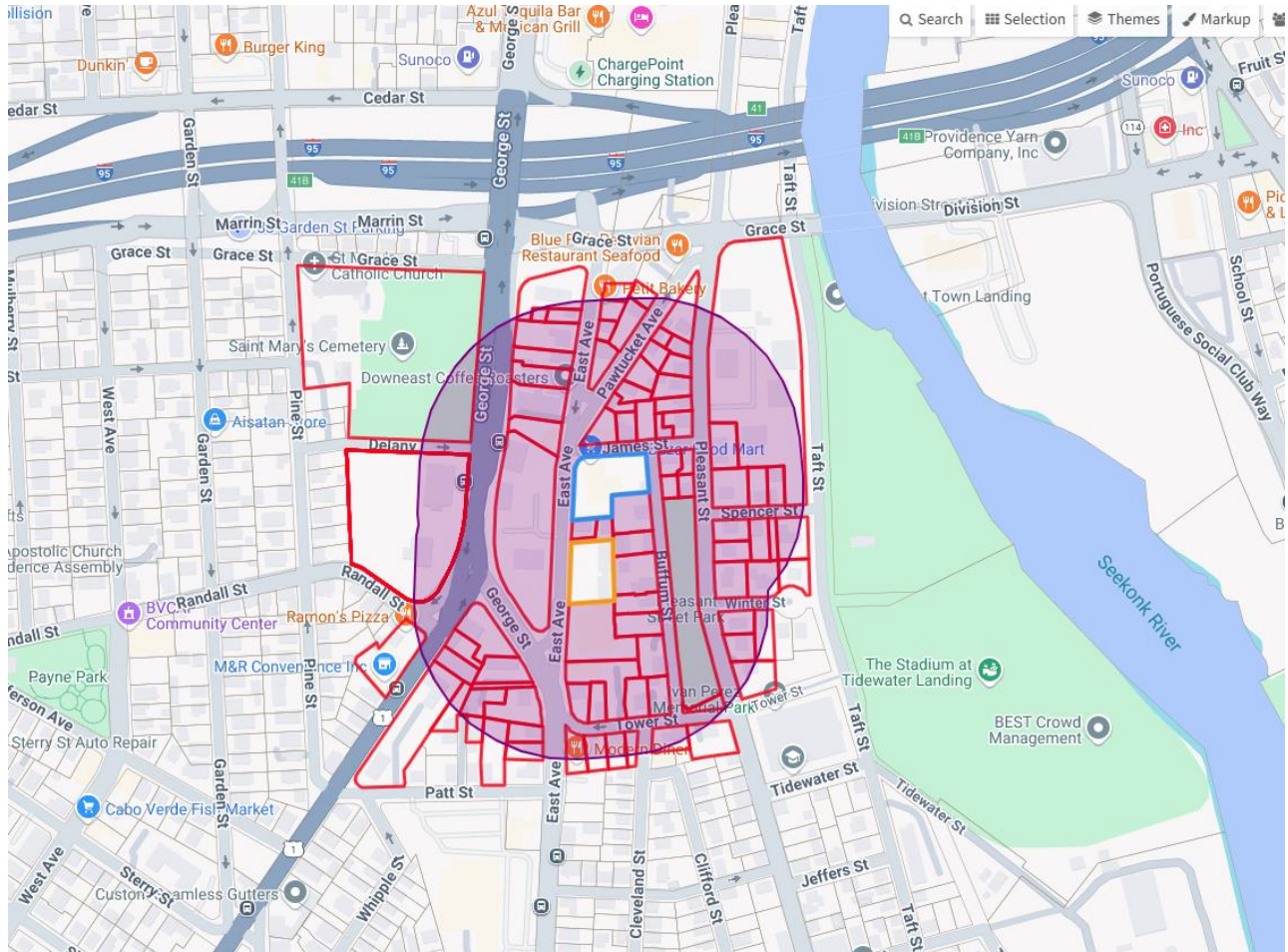
Map 4. Future Land Uses

PRE-APPLICATION REVIEW

of a Major Land Development Project

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Abutter Radius (400')



PRE-APPLICATION REVIEW of a Major Land Development Project

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SITE DESCRIPTION

The two subject sites are located on East Avenue in Pawtucket's West Riverview neighborhood and have land area totaling 40,535 +/- sf (0.93 +/- acres) with 24,005 sf in the lot described as AP 54, Lot 860 and 16,530 sf in the Lot described as AP 54, 889. The sites each currently contain a one-story commercial building with small business and retail, which are proposed for demolition and to be replaced by the proposed five-story mixed-use development. The site and all adjoining properties to the north and south are zoned Commercial General (CG). To the east and west, the subject property is bound by properties zoned Residential Multi-Family (RM).

REQUESTED ZONING RELIEF

Per the City of Pawtucket Zoning Ordinance, 410 Attachment 1: Table of Use Regulations; relief is requested regarding the proposed mixed-use residential/commercial use, as the independent uses of residential and commercial are permitted in the subject (CG) Zone, whereas the mixed-use residential/commercial use is not. Per City of Pawtucket Zoning Ordinance Article VI, the Applicant is further requesting zoning relief regarding lot side setbacks, lot coverage, height, and parking requirements:

Lot 282

	<i>Rear Setbacks (sf.)</i>	<i>Maximum Building Coverage</i>	<i>Maximum building height</i>
GC (Required)	10'	+/-50%	+/-40'
Proposed	0'	+/-79%	+/-40'
Relief Requested	10'	+/-29%	+/-28-2"

Lot 310

	<i>Rear Setbacks (sf.)</i>	<i>Maximum Building Coverage</i>	<i>Maximum building height</i>
GC (Required)	10'	+/-50%	+/-40"
Proposed	10'	+/-52%	+/-60"
Relief Requested	0'	+/-2%	+/-20"

§ 410-76 Parking space requirements

	<i>Parking Requirements</i>
Required (Multi-family)	2 per unit (154 spaces for 77 residential units)
Proposed	97-4 (93 spaces)
Relief Requested	61 spaces

Per the City of Pawtucket Zoning Ordinance, Section 410-59€ and 410-59(F), the owner and applicant Dridrigial Properties LLC were granted a Special Use Permit in August of 2023, regarding the address of 82 Pawtucket Avenue, further identified as Assessor's Plat 54, Lot 67, to allow for off-site shared parking at one of the subject properties of this application, 282 East Ave. in addition to 288 East Ave. Specifically, (4) four spaces are proposed for overflow parking at 282 East Ave. for the restaurant at 82 Pawtucket Avenue. (18) Eighteen spaces are required and provided for the proposed commercial use. As such, the Major Land Development filing and planning review will include the properties of 82 Pawtucket Ave., 282 East Ave., and 310 East Ave.

NEXT STEPS

Following this Pre-Application Meeting, the Applicant will commence the planning process under Major Land Development- Unified Development Review, pursuant to R.I. Gen. Laws § R.I. Gen. Laws § 45-23-39 & § 45-24-46.4. for Master Plan and Dimensional/Use Variance Approval.



282 & 310 East Ave, Pawtucket, RI

- Applicant – Jack Galvao of Dridrigal Properties LLC and John Docouto of Empire Builders
- Owner of Property & Owner Address
 - 282 East Ave
 - Owner: Dridrigal Properties LLC
 - 643 Main St, Pawtucket, RI 02860
 - 310 & 334 East Ave
 - Owner: 310 East LLC
 - 60 Liberty St, Pawtucket, RI 02861
- Representative
 - Eric Zuena, ZDS

Project Narrative

This proposed mixed-use project is being developed as a partnership between Dridrigal Properties and Empire Builders. The Architect is ZDS Architecture and Interiors of Providence, RI. It comprises 2 sites at 282 and 310 East Ave, Pawtucket each containing existing 1-story commercial buildings with small business & retail. These are intended to be razed, and replaced by 5 story plus basement structures of podium construction. The design provides for commercial spaces at ground floor, with residential on the upper 4 stories. The top most residential story will be characterized by a set back design. The basement will be utilized as dining breakout space (282 only), residential amenities, utility space, and parking (310 only). The steep grade sloping down to the east allows for an attached parking structure at the 282 site, off James and Buffem Steets, allowing for parking to be accommodated on site without impacting street parking.

The proposed building at 282 East Ave is approximately 58,000 SF, with 32 Residential Units, 60 parking spaces. The proposed building at 310 East Ave is approximately 89,300 SF, with 45 Residential Units, 59 parking spaces. Both buildings are designed to be approximately 60' above grade at the East Ave side. See below for unit matrix.

The surrounding neighborhood is largely low rise residential, triple deckers, and single family homes with restaurants and small businesses nearby. The site is less than 10 minutes walking distance from the new Tidewater Stadium, St. Mary's Church, and Blackstone Academy Charter School. Additionally the site is located just off Route I-95 for great connectivity to wider RI.

The approval process centers around a Major Land Development with a Use Variance requested for mixed residential/commercial use. The properties are located in a CG zone. The project will be requesting a Dimensional Relief which requires Unified Development Review. The existing structures are not considered historic, or require review by the Historic District Commission.



UNIT MATRIX	282 EAST AVE	310 EAST AVE
1 BEDS	11	7
2 BEDS	17	29
3 BEDS	4	9
TOTALS	32	45

Dimensional relief requested:

Bldg @ 282 East Ave.

- +/-79% total lot coverage – **+/- 29% lot coverage relief requested**
- 0 lot line at rear setback – **+/- 10' rear setback relief requested**
- Bldg ht +/-68'-2" from ave. grade – **+/- 28'-2" bldg. ht relief requested**

Bldg @ 310 East Ave.

- +/-52% total lot coverage – **+/- 2% lot coverage relief requested**
- No rear setback relief requested
- Bldg ht +/-60'-0" from ave. grade – **+/- 20'-0" bldg. ht relief requested**

Parking:

- 119 Total Parking Spaces Provided
- 97 Provided for Residential
 - 97 provided for 77 Units (1.26 : 1 ratio)
 - (154 Residential Parking spaces Required for 2 : 1 as per Zoning)
 - **Relief requested for 57 parking spaces**
- 18 Required and Provided for Commercial Tenant
- 4 Required and Provided for Adjacent Restaurant Parking Overflow



282 + 310 EAST AVE PAWTUCKET
MIXED USE: SCHEMATIC DESIGN PACKAGE

JUNE 20, 2025



STREET LEVEL VIEW - LOOKING SOUTHWEST
EAST AVE MIXED - USE SCHEMATIC DESIGN



STREET LEVEL VIEW - LOOKING NORTHEAST
EAST AVE MIXED - USE SCHEMATIC DESIGN



EXISTING NEIGHBORHOOD CONTEXT
EAST AVE MIXED - USE SCHEMATIC DESIGN





EXISTING NEIGHBORHOOD CONTEXT
EAST AVE MIXED - USE SCHEMATIC DESIGN



UNIT MATRIX	282 EAST AVE (4 FLOORS)	310 EAST AVE (3 FLOORS + PENT HOUSE)
ONE BED	11	7
TWO BED	17	29
THREE BED	4	6
PENTHOUSE	0	3
SUBTOTALS:	32	45

GROSS SQUARE FEET	
282 EAST AVE:	
COMMERCIAL	8,040 +/- SF
RESIDENTIAL	38,120 +/- SF
OTHER	11,810 +/- SF
TOTAL	57,970 +/- SF
310 EAST AVE:	
COMMERCIAL	10,050 +/- SF
RESIDENTIAL	59,260 +/- SF
OTHER	20,000 +/- SF
TOTAL	89,310 +/- SF

PARKING
119 TOTAL PARKING SPACES PROVIDED
97 PROVIDED FOR 1,26 : 1 @ RESI. UNITS (154 REQ'D FOR 2 : 1 PER ZONING)
18 REQ'D FOR COMMERCIAL TENANT
4 REQ'D FOR RESTAURANT OVERFLOW

SITE PLAN

EAST AVE MIXED - USE SCHEMATIC DESIGN

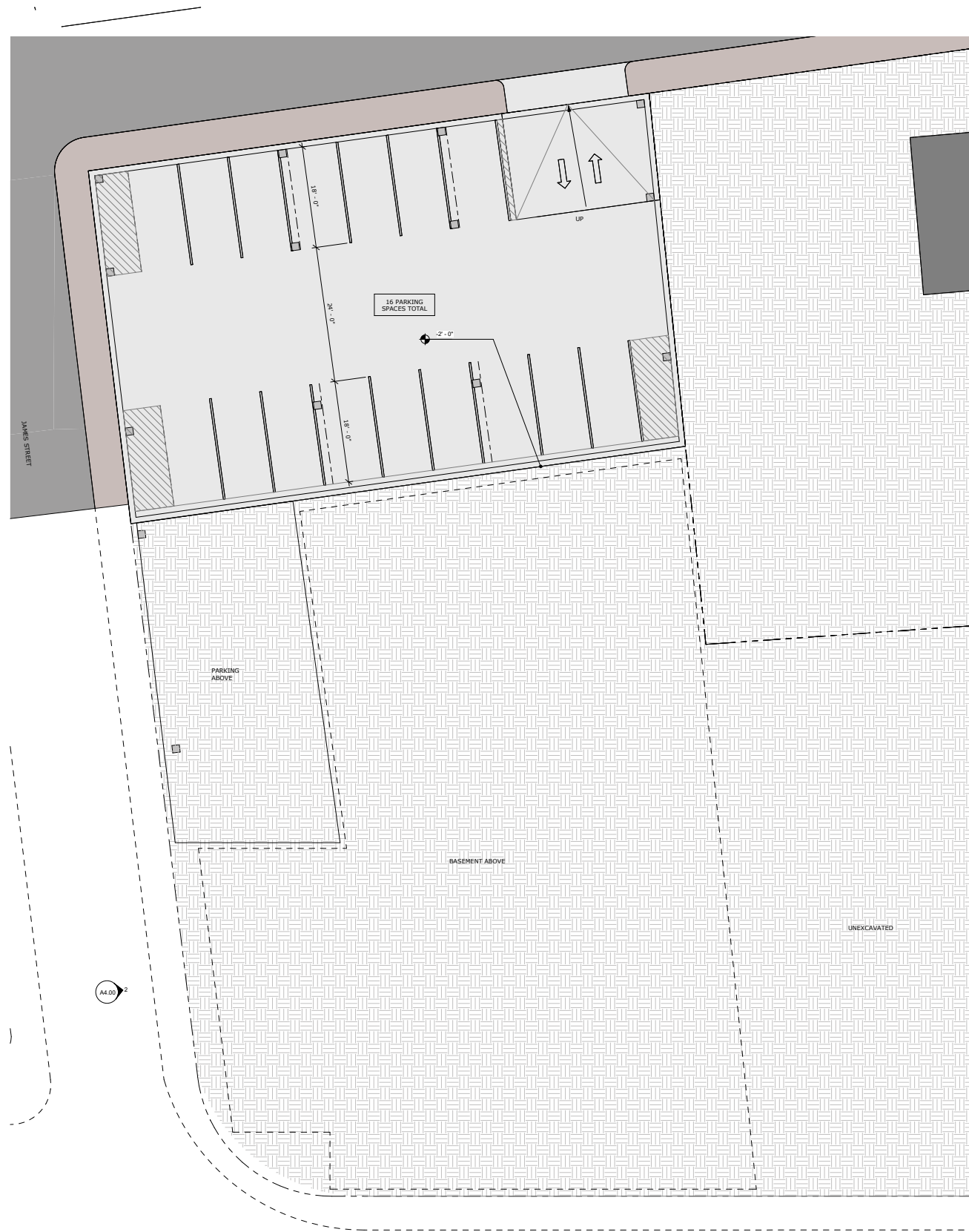




282 GROUND LEVEL
EAST AVE MIXED - USE SCHEMATIC DESIGN



282 BASEMENT LEVEL
EAST AVE MIXED - USE SCHEMATIC DESIGN

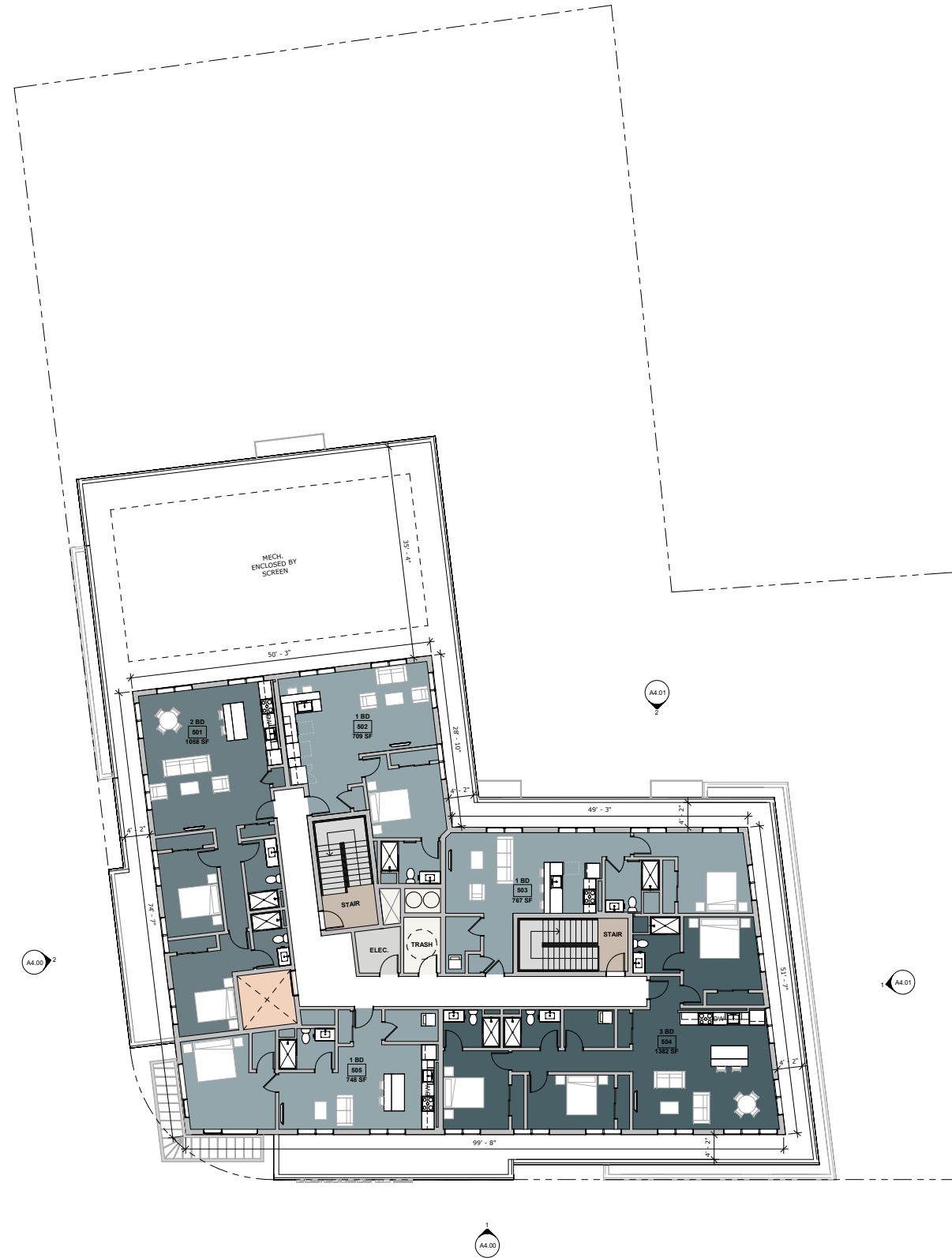


282 LOWER PARKING LEVEL
EAST AVE MIXED - USE SCHEMATIC DESIGN



EAST AVE MIXED - USE SCHEMATIC DESIGN

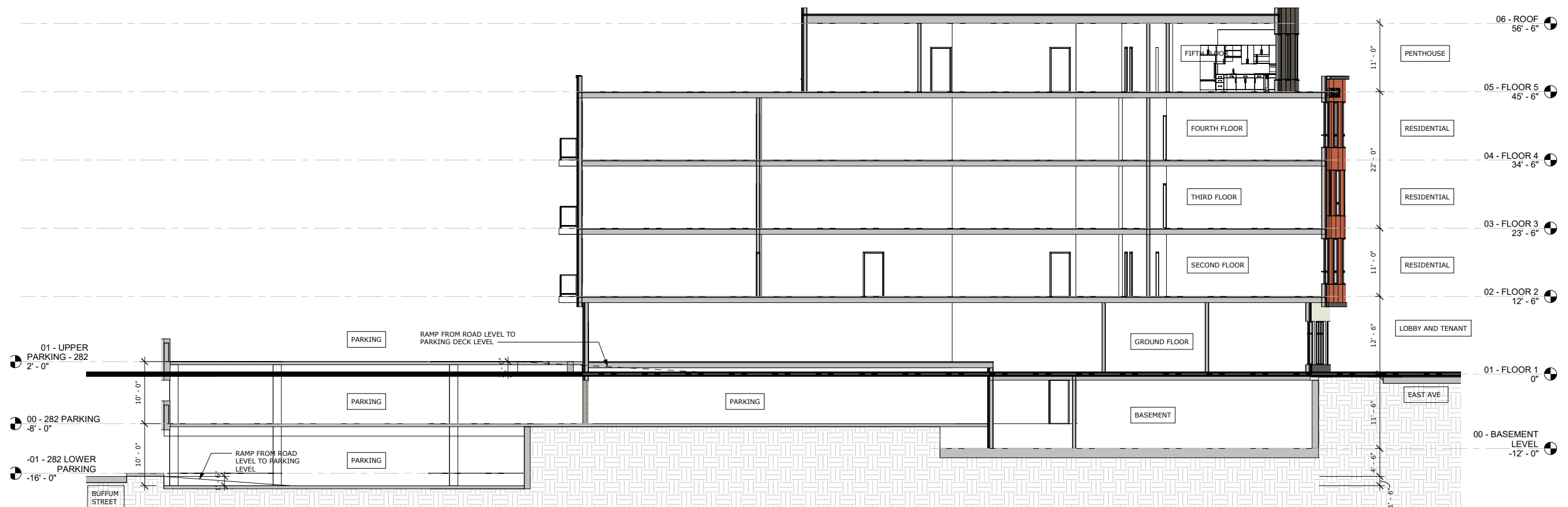




282 EAST AVE - FLOOR 5

EAST AVE MIXED - USE SCHEMATIC DESIGN



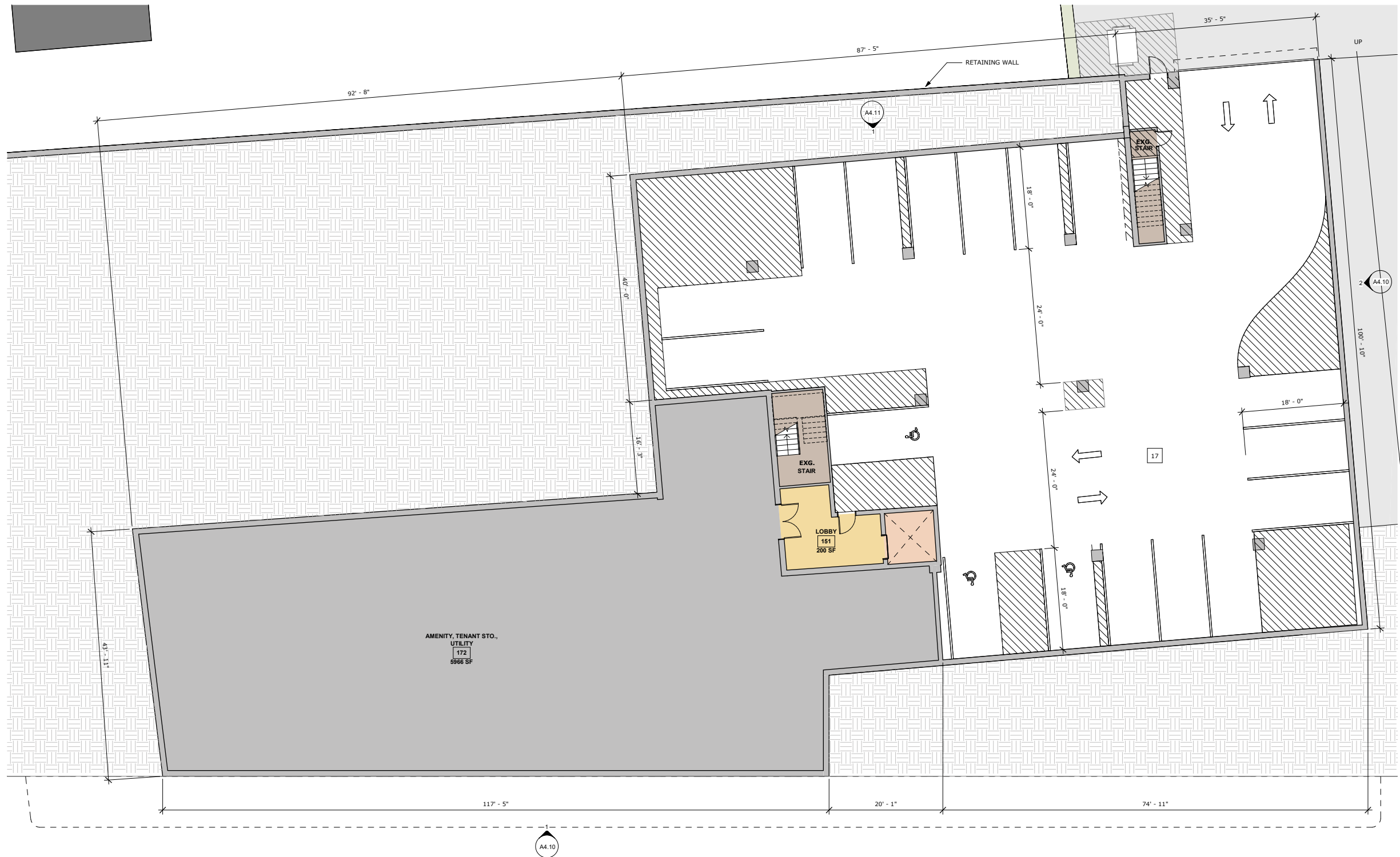


282 EAST AVE - DIAGRAMMATIC SECTION EAST AVE MIXED - USE SCHEMATIC DESIGN



310 GROUND LEVEL

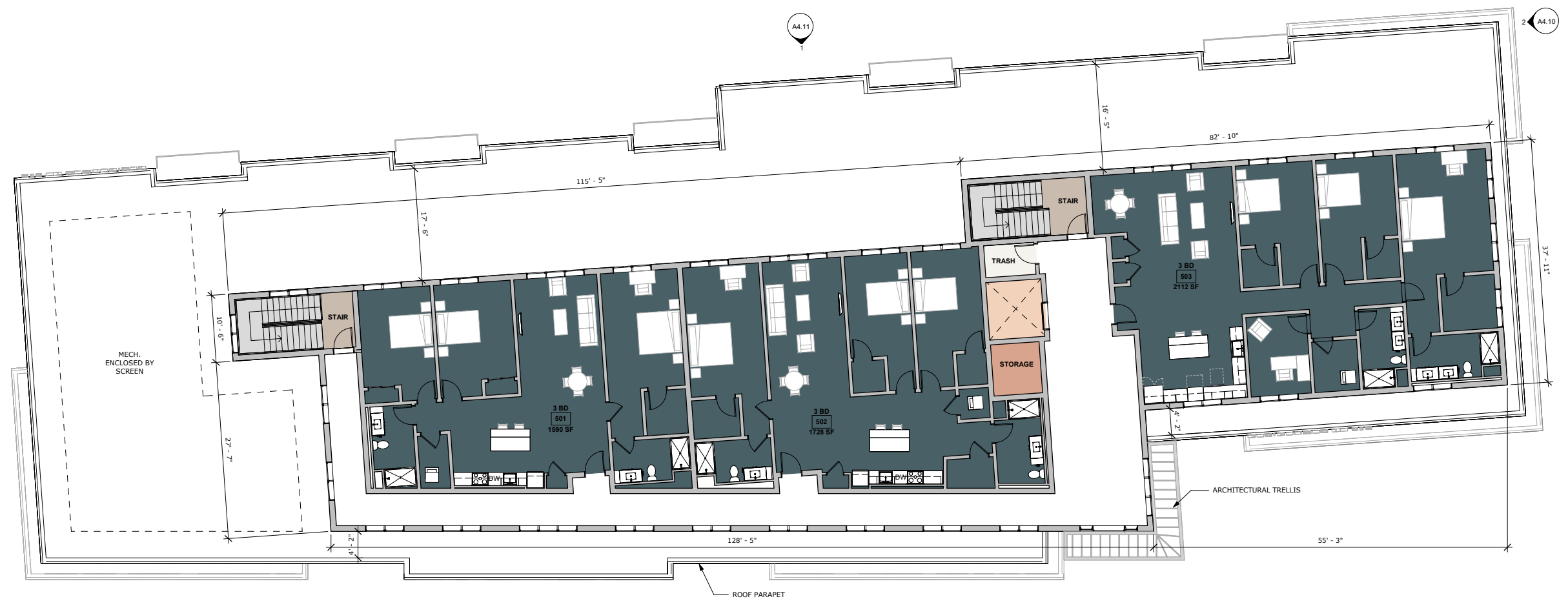
EAST AVE MIXED - USE SCHEMATIC DESIGN



310 BASEMENT LEVEL
EAST AVE MIXED - USE SCHEMATIC DESIGN



310 EAST AVE - TYPICAL LEVEL (FLOORS 2-4)
EAST AVE MIXED - USE SCHEMATIC DESIGN



310 EAST AVE - PENTHOUSE LEVEL EAST AVE MIXED - USE SCHEMATIC DESIGN



① 282 - WEST
1/8" = 1'-0"



② 282 - NORTH
1/8" = 1'-0"

282 EAST AVE - ELEVATIONS

EAST AVE MIXED - USE SCHEMATIC DESIGN





282 EAST AVE - ELEVATIONS

EAST AVE MIXED - USE SCHEMATIC DESIGN



310 EAST AVE - ELEVATIONS EAST AVE MIXED - USE SCHEMATIC DESIGN



310 EAST AVE - ELEVATIONS

EAST AVE MIXED - USE SCHEMATIC DESIGN





AERIAL VIEW - LOOKING NORTHWEST
EAST AVE MIXED - USE SCHEMATIC DESIGN